



51 Stoughton Road, Leicester, LE2 2EF

£1,950 Per Calendar Month

This detached, double bay fronted property sits on a prominent corner plot in the popular Stoneygate area of the city, and boasts five double bedrooms, three bathrooms and three reception rooms, an enclosed rear garden and a driveway to the front of the property, providing offroad parking for at least four vehicles.

The property is situated a 30 second walk from Allandale Road and Francis Street, with their many shops, bars and restaurants, and is close to the A6 for easy access to the City Centre, Oadby and the M1/ M69 motorway junction.

EPC rating E and Council Tax Band G.
Available Now.





Property Information

This beautiful, double bay fronted, detached family home is located in the heart of the desirable Stoneygate area. It is within walking distance of the fashionable Allandale Road and Francis Street with their many shops, bars and restaurants. The property is also ideally located for commuting, being close to the main A6 for excellent transport links to the City Centre and train station, as well as close to the Ring Road for access to the M1/ M69 motorway junction.

The property benefits from gas central heating and is double glazed throughout, has a large driveway, that can easily accommodate 4 vehicles, and is situated on a prominent corner plot.

The accommodation briefly comprises:

- * Brick and uPVC entrance porch to the front of the property, leading to a spacious entrance hall,

- with practical laminate flooring and burglar alarm for peace of mind and security

- * First reception room to the left of the hallway, with bay window, with vertical blinds, laminate flooring and decorative fireplace (gas fire disconnected)

- * Second reception room to the right of the hallway, with bay window, laminate flooring and fireplace (gas fire disconnected)

- * Well proportioned kitchen diner, furnished with a range of wall and base units, an integrated AEG electric oven, a gas hob, an extractor hood and an Electrolux dishwasher, with a wooden dining table and 4 dining chairs and tiled flooring

- * Pantry with ample shelving and a freestanding Siemens fridge freezer (provided for the use of the tenants, but won't be maintained by the landlord during the tenancy). The pantry houses the thermostat for the central heating, with an instruction manual
- * Extensive utility room, with uPVC glazed door

leading to the side of the property, bordering Dovedale Road, a second glazed, uPVC door leading to the garden, a Bosch fridge freezer, a Bosch washing machine and an Indesit tumble dryer (that will be left for the use of the tenants, but won't be maintained during the tenancy by the landlords), a range of wall and base units for storage, one housing the consumer units and meters, a stainless steel sink and the gas boiler

* Fully tiled, ground floor wet room, with Mira electric shower and white WC

* Spacious living room, overlooking the garden, with a large understairs storage cupboard with built in shelving, decorative feature fireplace and is currently furnished with a three seater sofa, a two seater sofa and an armchair

* Wide, carpeted staircase leading to the first floor landing

* Bedroom two, a large double bedroom, with two windows providing lots of natural light, a full wall of built in wardrobes and a king size bed with mattress

* Bedroom three, overlooking the front of the property, furnished with built in wardrobes, bedside shelving, a chest of drawers and dressing table

* Family bathroom furnished with a white three piece bathroom suite, including a bath with a shower overhead

* Bedroom five, the smallest of the bedrooms, but again a double, benefitting from built in wardrobe, desk and drawers, overlooking the garden

* Separate WC with white suite and vanity unit

* Bedroom four, also overlooking the rear of the property, furnished with built in wardrobes and 2 chests of drawers

* Master suite, an exceptionally large bedroom with bay window, a double bed and mattress, extensive built in wardrobes and a dressing table with drawers

* Generous en-suite bathroom, furnished with a white bathroom suite, including a corner bath, with a shower overhead and a number of cupboards for storage

* Enclosed rear garden with both lawn and patio areas

*** Please note, the garages are excluded from the let and are being retained for the landlords

storage, in addition to the converted room behind the garage. If the landlord's require access to the garage during the tenancy, ample notice will be given and they can access the storage without going through the property. All freestanding appliances and furniture is provided for the use of the tenants, but will not be maintained nor replaced by the landlord during the tenancy, and can be removed if preferred. ***

Viewings

Initial Virtual video tour available to request
Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

Permitted Payments to the Agent

Letting costs (Housing Act 1988 (as amended) Assured Shorthold Tenancy)

In addition to paying the rent – as stipulated in the tenancy agreement – you will be required to make the following payments:

1. Before the tenancy starts:

- Holding Deposit of £450 (equivalent to 1 week's rent calculated as 1 months' rent x 12 months / 52 weeks)
- Deposit: £2,250

2. During the tenancy:

- £50 including VAT if the tenancy agreement is changed at your request
- Interest on the late payment of rent at a rate of 3% above the Bank of England base rate
- Locksmith's charges (plus VAT if applicable) for any reasonably incurred costs for the loss of keys/security devices

3. Should you need to terminate your tenancy early:

- Any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Landlord's reasonable costs for re letting the property should a new tenant move in prior to the end of the original tenant's agreement (this cost will be as per the landlord fee schedule)





which is available upon request)

All these payments should be made to the Landlord's Agent – Fothergill Wyatt Limited.

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4. During the tenancy, directly to the provider:

- Utilities – gas, electricity, water
- Communications – telephone and broadband
- Installation of cable/satellite (if permitted and applicable)
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

– Any other permitted payments, not included above, under the relevant legislation including contractual damages.

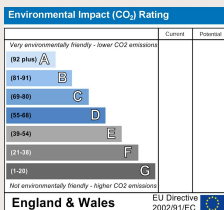
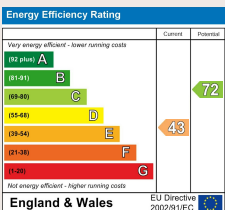
Non-Housing Act Tenancies will incur a different scale of costs which are available on request.

Tenant Protection Information

Client Money Protection is provided by RICS. Independent Redress is provided by The Property Ombudsman.

To find out more information regarding these, see details on the Fothergill Wyatt's website or by contacting us directly.

All deposits for properties fully managed by the agent are protected with the Custodial Tenancy Deposit Scheme.



Fothergill Wyatt
Estate Agents and Chartered Surveyors

Suite 305 108 New Walk
Stoneygate
Leicester LE1 7EA
T 0116 270 5900

F #
www.fothergillwyatt.com

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